

TEXAS APPRAISER LICENSING  
AND CERTIFICATION BOARD

vs.

PAUL EDWARD ARNOLD  
TX-1323120-R (EXPIRED)

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DOCKETED COMPLAINT NO.  
10-333

### **AGREED FINAL ORDER**

On this the \_\_\_\_\_ day of \_\_\_\_\_, 2010, the Texas Appraiser Licensing and Certification Board, (the Board), considered the matter of the certification of Paul Edward Arnold (Respondent).

In order to conclude this matter, Paul Edward Arnold neither admits nor denies the truth of the Findings of Fact and Conclusions of Law contained herein and further agrees to the disciplinary action set out in this Agreed Final Order. The Board makes the following findings of fact and conclusions of law and enters this Order in accordance with TEX. OCC. CODE § 1103.458:

### **FINDINGS OF FACT**

1. Respondent Paul Edward Arnold was a Texas state certified, residential real estate appraiser who held certification number TX-1323120-R, and was certified by the Board during all times material to the above-noted complaint case.
2. Respondent appraised real property located at: 4604 Sycamore Street, Dallas, Texas 75204 ("the property").
3. Mark Loftus, filed a staff-initiated complaint with the Board. The complaint alleged that Respondent's appraisal report for the property had an inflated value.
4. Thereafter the Board, in accordance with the mandate of the Administrative Procedure Act (the APA), TEX. GOV'T CODE ANN. CHPT. 2001, and TEX. OCC. CODE CHPT. 1103, notified Respondent of the nature of the accusations involved and Respondent was afforded an opportunity to respond to the accusations in the complaint. Respondent was also requested to provide certain documentation to the Board.
5. Since the time of this complaint, Respondent's state certification as a real estate appraiser has expired and Respondent no longer desires to hold a license, certification, authorization or registration from the Board. Respondent acknowledges that his state certification has lapsed and he is hereby agreeing not to seek renewal of the certification, nor to apply for any authorization, license, certification or registration with the Board in the future.

6. Respondent has disregarded or violated a provision of the Act or the rules promulgated by TALCB as prohibited by 22 TEX. ADMIN. CODE §§ 153.20(a)(2). Specifically, Respondent has failed to answer inquiries and provide certain documents related to the complaint within 20 days of notice despite written requests that he do so as required by 22 TEX. ADMIN. CODE § 153.22, which were sent to his address of record with TALCB.

### CONCLUSIONS OF LAW

1. The Texas Appraiser Licensing and Certification Board has jurisdiction over this matter pursuant to the Texas Appraiser Licensing and Certification Act, TEX. OCC. CODE § 1103 et. seq.

2. Respondent violated 22 TEX. ADMIN. CODE §§ 153.20(a)(2), 153.22 and 153.24(6).

Based on the above findings of fact and conclusions of law, the Board **ORDERS** that the Respondent shall not seek renewal of his certification, nor apply to the Board for any authorization, license, certification or registration in the future.

Respondent, by signing this Agreed Final Order, waives the Respondent's right to a formal hearing and any right to seek judicial review of this Agreed Final Order. Information about this Agreed Final Order is subject to public information requests and notice of this Agreed Final Order will be published on the Board's web site.

THE DATE OF THIS AGREED FINAL ORDER shall be the date it is executed by the Chairperson of the Texas Appraiser Licensing and Certification Board. The Chairperson has been delegated the authority to sign this Agreed Final Order by the Texas Appraiser Licensing and Certification Board vote.

Signed this 25<sup>th</sup> day of October, 2010.

Paul Edward Arnold  
PAUL EDWARD ARNOLD

SWORN TO AND SUBSCRIBED BEFORE ME, the undersigned, on this the 25 day of October, 2010, by Paul Edward Arnold to certify which, witness my hand and official seal.

Diana Hughes  
Notary Public Signature  
Diana Hughes  
Notary Public's Printed Name



Signed by the Commissioner this 19 day of Nov, 2010.



Douglas Oldmixon, Commissioner  
Texas Appraiser Licensing and Certification Board

Approved by the Board and Signed this 11 day of Nov, 2010.



James B. Ratliff, Chairperson  
Texas Appraiser Licensing and Certification Board